
S-4218
J. LIGHT MINOR SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner Jake Light, with consent of owner, Jack L. Connor, and represented by R.W. Gross & Associates, is seeking primary approval of a 3-lot subdivision on 2.62 acres, located at the northwest corner of CR 800 S and US 52, Sheffield 33 (SE) 22-3.

AREA ZONING PATTERNS:

The site is currently zoned AW, Agricultural Wooded, as is all surrounding property. Lauramie Creek and the FP zoning associated with it lie to the northwest; a tributary of the creek runs just to the west of the site in question. Petitioner also has a rezone request on the same agenda as this subdivision; the proposal is to rezone the corner lot (Lot 3) to I1.

The parent tract is 2.62 acres in area and has never been subdivided or parcelized. The size of the parent tract limits the number of minor subdivided lots possible to three; so this subdivision request will use all of the possible division rights.

AREA LAND USE PATTERNS:

Currently this 2.62 acre tract has three primary use buildings and a couple of garages and outbuildings. Having more than one primary use building on a lot is a violation of both the subdivision and zoning ordinances; this subdivision request will remedy this. Proposed Lot 1 has a house and detached garage; proposed Lot 2 has a modular home, garage and a metal shed; and proposed Lot 3 has a block building with what appears to be two garage bays and a one-story storage shed. This block building was at one time a service station, and was most recently used as a body shop.

TRAFFIC AND TRANSPORTATION:

US 52 is a divided primary arterial. The required 150' wide right-of-way is already in place. CR 800 S is classified as a rural secondary arterial by the *Thoroughfare Plan*. Both Lots 2 and 3 have existing driveways on CR 800 S. The County Highway Department is not requiring the platting of a "no vehicular access" statement. There are also two existing driveways on US 52: one on Lot 1 which serves both Lot 1 and Lot 3, and a second driveway on Lot 3. An ingress-egress easement has been shown on Lot 1 so that Lot 3 can continue to use this entrance. It is unknown at this time if INDOT will allow the continuing use of both driveways. Either a driveway permit or written confirmation from INDOT that no permit is required will be a condition of approval.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

An email from the County Surveyor's Office states that, "The drainage for the J. Light Minor Subdivision has been approved by the Surveyor's Office." No condition on drainage approval will be necessary.

The County Health Department states that, "The proposed three (3) lot subdivision is served by individual on-site sewage disposal systems and one individual water well, located on lot one (1). This office has record of a new sewage disposal system absorption system being installed August 18, 1994, which serves the existing single-family dwelling on lot 1. This office also has record of a new sewage disposal absorption system being installed April 23, 2002, which serves a single-family manufactured home located on lot two. No record is on file pertaining to the system that serves the block building on lot 3. No recent complaints or environmental concerns are on file involving these properties." Because petitioner has no immediate plans to sell these lots separately, the single well serving all three lots is sufficient. However, if any of the lots are sold individually, water wells will need to be dug on-site.

CONFORMANCE WITH UZO REQUIREMENTS:

The setbacks shown on the sketch plan are correct for lots zoned AW. If the I1 rezone is approved for Lot 3, different setbacks will need to be platted. Lot width and area are sufficient. Currently, no buffering is required.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required building setbacks shall be platted.
3. The street addresses and County Auditor's Key Number shall be shown.
4. Either an INDOT driveway permit or written confirmation from INDOT that no permit is necessary shall be filed with this office.